

- (3) Minimum lot depth, one hundred (100) feet.
- (4) Minimum lot width, eighty (80) feet.
- (5) Minimum front yard, twenty (20) feet.
- (6) Minimum rear yard, twenty (20) feet.
- (7) Minimum side yard:
 - a. Interior one story, seven and one-half (7½) feet.
 - b. Interior two (2) story, twelve (12) feet.
 - c. Abutting a road, fifteen (15) feet.
 - d. Except that the setback from U.S. 1 right-of-way shall be fifty (50) feet regardless of which side of the property faces U.S. 1.
- (8) Accessory buildings, side and rear yards ten (10) feet; front yard, twenty (20) feet. Open carports without sides and attached to the house, or so constructed as to appear to be a part of the house, may extend to within five (5) feet of the side or front property lines.
- (9) Maximum building height, two (2) stories or thirty-five (35) feet, A.G.L.
- (10) Maximum percentage of lot coverage, thirty (30) per cent including eaves and overhangs.
- (11) Minimum setback from any man-made waterway, twenty (20) feet.
- (12) Minimum setback from the high water mark of any natural waterway, fifty (50) feet.
- (f) *Front yard exceptions.* When lots comprising forty (40) per cent or more of the frontage on one side of a street between intersecting streets are developed with the principal buildings having an average front yard with a variance of not more than six (6) feet from the required front yard, the zoning director may issue a building permit to provide for a front yard of no less